

NOTICE OF TAX SALE

The residents and nonresident owners, lienholders, and mortgagees of lands in the Town of Roxbury, in the County of Washington, are hereby notified that the taxes assessed by the Town of Roxbury for the tax years indicated below remain either in whole or in part unpaid, on the following described lands and premises in the Town, to wit:

PROPERTY 1: Robert A. Richardson. Parcel No. 090019-001. Tax Years 2022-2023, 2023-2024, and 2024-2025. Being all the same lands and premises conveyed to Robert A. Richardson by Warranty Deed of Gene F. Barfield and Timothy L. LaCroix, dated July 27, 1994, and recorded at Book 41, Page 135 of the Roxbury Land Records. Being a parcel of land and camp at 988 Beaver Meadow Road, Roxbury, containing 10.2 acres, more or less.

PROPERTY 2: Scott Sayers. Parcel No. 202117-000. Tax Years 2020-2021, 2021-2022, 2022-2023, 2023-2024, and 2024-2025. Being all the same lands and premises conveyed to Scott Sayers by Final Decree of Distribution of the Estate of Alvin R. Sayers, dated December 21, 2017, and recorded at Book 73, Page 33 of the Roxbury Land Records, by Quit Claim Deed of Andrea S. Brown, dated May 21, 2019, and recorded at Book 75, Page 134 of the Roxbury Land Records, and by Trustee's Deed of Andrea S. Brown, Trustee of the Alvin R. Sayers Trust FBO Kimberly R. Constantin, dated May 19, 2019, and recorded at Book 75, Page 138 of the Roxbury Land Records. Being a parcel of land off Tracy Hill Road, Roxbury, containing 1.7 acres, more or less.

PROPERTY 3: Robert Selin-Williams. Parcel No. 050007-000. Tax Years 2021-2022, 2022-2023, 2023-2024, 2024-2025. Being all the same lands and premises conveyed to Robert Selin-Williams by Warranty Deed of David D. McCulloch, dated March 5, 2010, and recorded at Book 61, Pages 273-277 of the Roxbury Land Records. Being a parcel of land and mobile home at 1341 Bull Run Road, Roxbury, containing 27.93 acres, more or less.

So much of said lands and premises will be sold at public auction at the Roxbury Town Office, 1664 Roxbury Road, Roxbury, Vermont, on Thursday, February 26, 2026, at 10:00 a.m., as shall be required to discharge taxes, with costs and fees unless previously paid.

Property owners, mortgagees, and lienholders may pay such taxes, interest, costs, penalties, and fees by cash or bank check payable to the Town of Roxbury. Prospective bidders are advised to conduct an independent investigation of the properties and title. The Town makes no warranties, express or implied, including, without limitation, any warranty of marketable title. All properties are sold as-is, where-is. Successful bidders must pay the purchase price in full by cash or bank check on the day of the tax sale.

Information regarding the current amount of taxes, interest, costs, penalties, and fees due may be obtained from James W. Barlow, Esq. PO Box 172, Danville, VT 05828. jim@vtlocalgovlaw.com. (802) 274-6439.

Pursuant to 32 V.S.A. §5254(b), an owner of property being sold for taxes may request in writing, not less than twenty-four (24) hours prior to the tax sale, that only a portion of the property be sold. Such request must clearly identify the portion of the property to be sold and must be accompanied by a certification from the District Environmental Commission and the town zoning administrative officer that the portion identified may be subdivided and meets the minimum lot size requirements. If the portion identified by the taxpayer cannot be sold for the amount of the unpaid tax and costs, then the entire property will be sold to pay such unpaid tax and costs.

Taxpayers are further advised of their right to have a hearing before the Town of Roxbury Board of Abatement in accordance with the provisions of 24 V.S.A. §1535. Taxpayers wishing to have such a hearing must contact Tammy Legacy, Roxbury Town Clerk, 1664 Roxbury Road, Roxbury, Vermont, 05669. townclerk@roxburyvt.org (802) 485-7860.

Be advised that the owner or mortgagee, or the owner's or mortgagee's representatives or assigns, of lands sold for taxes shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. § 5260.

Dated at Roxbury, Vermont this 12TH day of December 2025.



WILLIAM HANSEN
Collector of Delinquent Taxes
Town of Roxbury, Vermont